



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-3-14 Subdivision of Tract B of the former Donovan C. Furr Property (This is a companion case to SS-4-14)**

LOCATION This property is located on the north side of Gurney Road between the Partridgewood Drive and Centerra Court intersections in Section 36, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	251140230
ENGINEER/LAND SURVEYOR	Forte & Tablada
APPLICANT	Julius R. Furr

STAFF COMMENTS

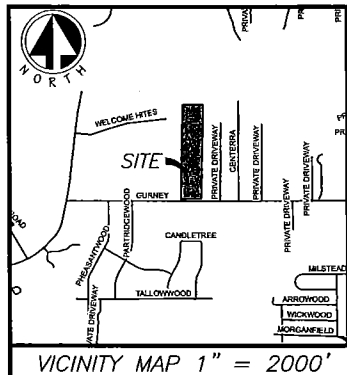
1. **Size** of subject property is approximately 25 acres.
2. **Background** The applicant is proposing to subdivide one tract into four and dedicate a private servitude of access for single family residential land use with a waiver request of **Ordinance No. 2009-08** which requires most new residential subdivisions to connect to public sanitary sewer.
3. **Access** Public Road and Private Servitude of Access
4. **Waiver Request** The applicant is requesting a waiver of **Section 4.4 A (4) (a)** of the **U. D.C** or **Ordinance No. 2009-08** which requires connection to Parish Sewer unless the closest property line of a development is further than five hundred (500) feet from the existing public sanitary sewer, an approved sewage disposal treatment system, draining to open effluent ditches may be employed, provided the subdivision contains five (5) lots or less and each lot has a lot area of not less than twenty-two thousand five hundred (22,500) square feet with a lot width frontage of at least one hundred (100') feet and such ditches are predominant in the area.

Proposal This subdivision is within 500 feet of an existing force main. The applicant is creating five (5) lots or less and each lot has a lot area greater than twenty-two thousand five hundred (22,500) square feet with an average lot width frontage of at least two hundred fifty (250') feet.

Justification The applicant states it is not economically feasible to connect to a force main for the number of lots proposed. **(Parish Sewer Engineering substantiates this justification.) See Attachment A**



5. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
6. **Planning Commission Staff Recommendation** The Staff recommends to approve the subdivision contingent upon final approval of the waiver or connection to Parish Sewer.
7. Scheduled for Planning Commission Meeting on **March 27, 2014**.



NOTES:

REFERENCE MAPS:

SURVEY MAP FOR D.C. FURR SHOWING THE RESUBDIVISION OF LOT A FORMERLY OF THE DONOVAN C. FURR TRACT LOCATED IN SEC. 36, T-5-S, R-1-E, OLD PARISH OF EAST BATON ROUGE BY WILLIAM C. HORTON, PLS DATED MAY 19, 1980.

* BASE BEARING: EAST AND WEST PROPERTY LINES OF LOT A-3 (N89°47'21"W), PER REFERENCE MAP R1.

FLOOD ZONE INFORMATION:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP(S) NO.22033C0190E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED BY FLOOD ZONE(S) "AE".

BASE FLOOD ELEVATION = 66.0 FT. NAVD88

ZONING INFORMATION:

ZONING: RURAL, PER CITY OF CENTRAL GIS DATED JUNE 15, 2010

SETBACK: FRONT = 15'
SIDE = 8'
REAR = 25'
MINIMUM LOT SIZE = 22,500 SQ. FT.

FUTURE LAND USE:

AGRICULTURAL AND RURAL

UTILITY COMPANY INFORMATION:

ELECTRIC: DEMCO
GAS: ENTERGY
WATER: PARISH WATER COMPANY
SEWER: INDIVIDUAL PRIVATE TREATMENT SYSTEMS
TELEPHONE: AT&T
CABLE: COX COMMUNICATIONS

SCHOOLS:

ELEMENTARY: BELLINGRATH ELEMENTARY SCHOOL AND TANGLEWOOD ELEMENTARY SCHOOL
MIDDLE: CENTRAL MIDDLE SCHOOL
HIGH: CENTRAL HIGH SCHOOL

EMERGENCY:

CENTRAL VOLUNTEER FIRE DEPARTMENT

CONTOUR LINES SHOWN HEREON WERE BASED ON THE "COMITE, LA" QUADRANGLE

GENERAL NOTES:

CONTOURS SHOWN HEREON SCALED FROM QUAD MAP "COMITE"

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.

FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL REPRESENTATION ONLY. NO DETRIMENTATION REGARDING ANY POSSIBLE RIGHTS OF POSSESSION WERE MADE BY THE LAND SURVEYOR.

WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.

THIS SURVEY WAS BASED UPON INFORMATION SUPPLIED BY THE CLIENT AND IS SUBJECT TO THOSE ADVERSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH CONDUCTING A FULL ABSTRACT WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

CERTIFICATION AND THE RIGHT TO REPRODUCE AND/OR DISTRIBUTE THIS PLAT DOES NOT EXTEND TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORTE AND TABLADA, INC. AND THE CERTIFYING LAND SURVEYOR.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 46: CHAPTER 29, AS A CLASS C SURVEY.

ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS.

LOT B-3 SHALL HAVE DRIVEWAY ACCESS OFF OF GURNEY RD.

(CENTRAL ORDINANCE 2007-03).

APPROVED:

REQUESTED WAIVER: ORDINANCE NUMBER 2009-08 SECTION 14.3 OF THE UDC.

DATE: _____

APPROVED:

PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTRAL

BY: DAVID BARROW
CHIEF OF ADMINISTRATIVE OFFICER

DATE: _____

APPROVED:

PLANNING AND ZONING COMMISSION FOR THE CITY OF CENTRAL

BY: WOODROW MUHAMMAD, AICP
PLANNING & ZONING DIRECTOR, OR HIS DESIGNEE

DATE: _____

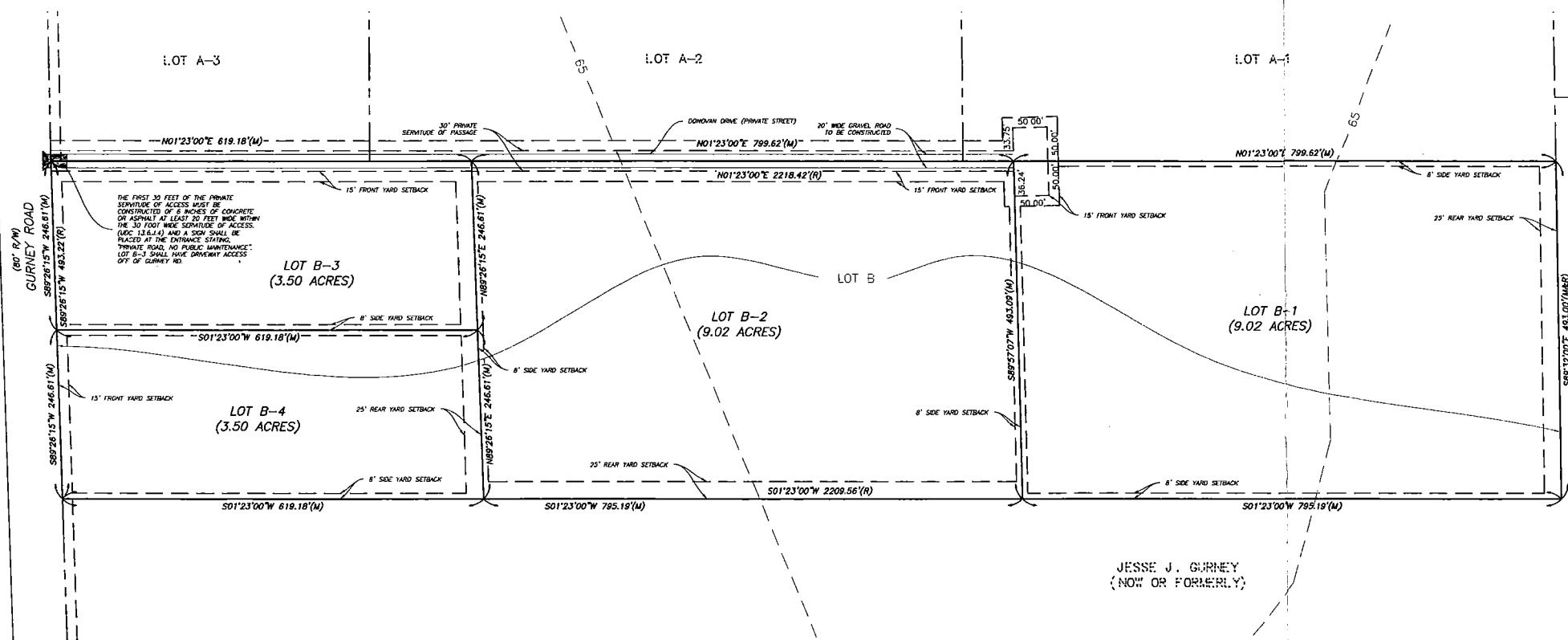
FILE NO.: _____

APPROVED:

HEALTH UNIT EAST BATON ROUGE PARISH

BY: LAKEISHA THERIOT
SANITARIAN

DATE: _____



JESSE J. GURNEY
(NOW OR FORMERLY)

MAP SHOWING
A SURVEY AND SUBDIVISION
OF
LOT B
OF THE
FORMER JULIE R. FURR PROPERTY
INTO
LOTS B-1, B-2, B-3, & B-4
LOCATED IN
SECTION 36, T-5-S, R-1-E
GREENSBURG LAND DISTRICT,
CITY OF CENTRAL,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
DONOVAN C. FURR

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNITED DEVELOPMENT CODE (U.D.C.), LATEST VERSION.

FILL:

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH ORDINANCES AND LAWS GOVERNING THE SALE OR DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE (U.D.C.), LATEST VERSION, HAVE BEEN SATISFIED.

DEED RESTRICTIONS:

THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

PRIVATE RESTRICTIONS:

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE LOT OWNERS OF THE LOTS ADJACENT TO SAID PRIVATE SERVITUDES AND THEIR SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS. THE EAST BATON ROUGE CITY PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO ANY "PUBLIC SERVITUDES" SHOWN HEREON. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" AS DEFINED HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER DEDICATED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE SUBJECT LOTS AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNERS. THEIR SUCCESSORS AND/OR ASSIGNS. THE CITY PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS.

DEDICATION:

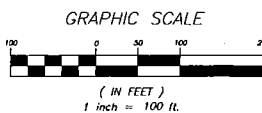
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:

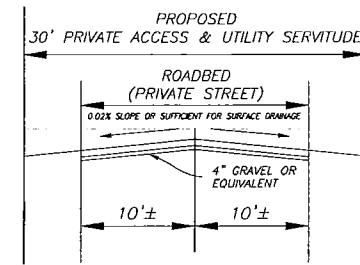
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SEWAGE TREATMENT SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

LEGEND (NOT TO SCALE)

- FUTURE PROPERTY CORNER
- SET 1/2" HIGH ROD
- SETBACK MARKER
- POWER POLE 4" DIAMETER
- POWER JUNCTION BOX
- POWER TRANSFORMER
- LIGHT POLE
- DRIVE POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CURB POLE
- GAS METER
- GAS REGULATOR
- GAS METER
- SIGN
- OLD MARK
- TELEPHONE POLE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- HY-FUNCTION
- TV MARKER
- TV MARKER FOR ROUTE CONTROL BOX
- ROUTE MARKER TOP
- PIPELINE MARK
- POWER DROP
- COMMUNICATION POLE
- POST
- POLE CONNECT BOX
- HUBBOX
- SHEET
- SWELL
- CHERRY SUPPORT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- ROAD CENTERLINE
- ROAD EDGE
- BRUSH EDGE
- TREE LINE
- FUTURE EASEMENT
- PROPERTY EASEMENT
- SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE



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ALL RIGHTS RESERVED
THIS SURVEY IS AN INSTRUMENT OF PROFESSIONAL SERVICE INTENDED FOR A ONE TIME USE IN CONJUNCTION WITH THIS PROJECT. IT IS, AND SHALL REMAIN THE PROPERTY OF FORTE AND TABLADA, INC. AND ANY REUSE WITHOUT WRITTEN PERMISSION OF IS PROHIBITED.



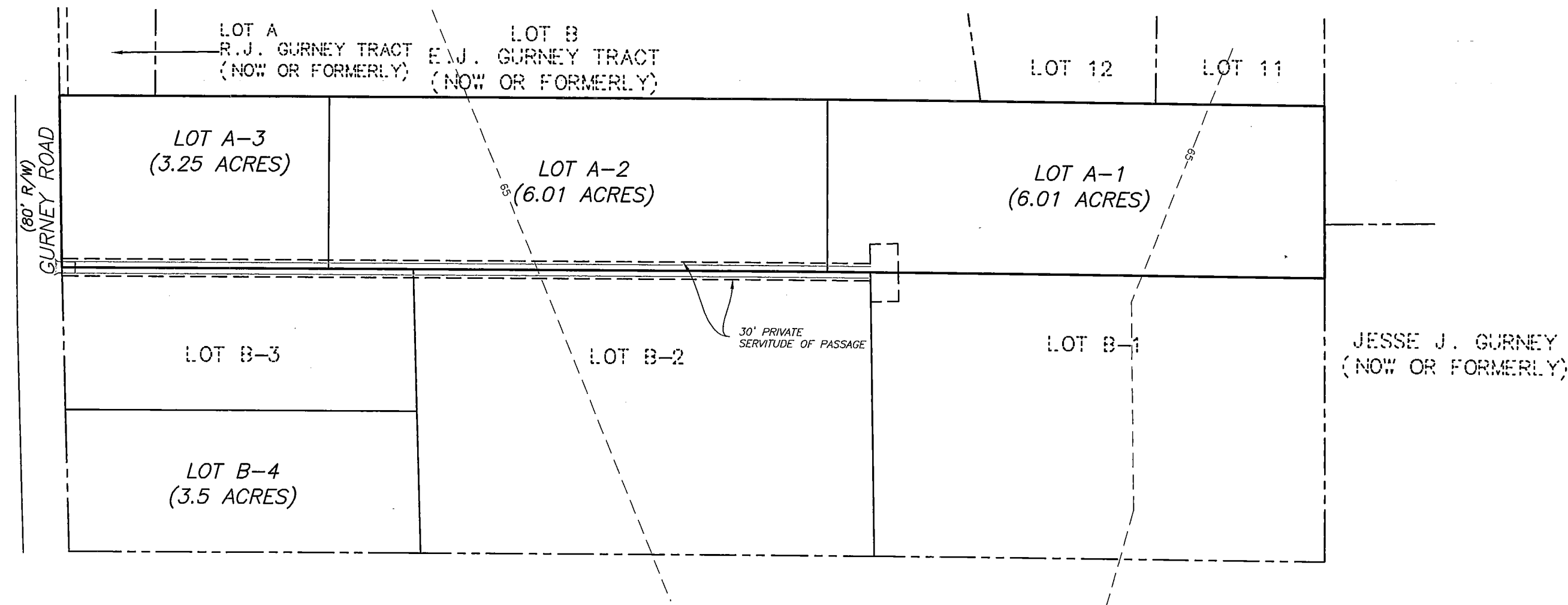
PRIVATE STREET TO COMPLY WITH SECTION 13.6.1.4 OF THE UDC



CERTIFICATION:
I CERTIFY THAT I HAVE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.
WILFRED J. FONTENOT
PROFESSIONAL LAND SURVEYOR
MARCH 8, 2014

												SUBDIVISION OF LOT B OF THE JULIE R. FURR		SHEET NUMBER		1	

SS-3-14 REV. 3/17/14



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AND ANY REUSE WITHOUT WRITTEN PERMISSION OF IS
PROHIBITED

THIS MAP IS NOT A PROPERTY
BOUNDARY SURVEY AND AS SUCH
DOES NOT COMPLY WITH THE LA.
"STANDARDS OF PRACTICE FOR
BOUNDARY SURVEYS".

COMPILED MAP SHOWING
LOTS A-1, A-2, & A-3
OF THE
FORMER DONOVAN C. FURR PROPERTY
AND
LOTS B-1, B-2, B-3, & B-4
OF THE
FORMER JULIE R. FURR PROPERTY
SECTION 36, T-5-S R-1-E
GREENSBURG LAND DISTRICT,
CITY OF CENTRAL,
EAST BATON ROUGE PARISH, LA

SHEET
NUMBER

1

COMPILED MAP

LOTS A-1, A-2, A-3 &
LOTS B-1, B-2, B-3, B-4

SURVEY

PROJECT
FIELDBOOK

141077

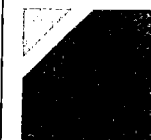
DRAWN
CHECKED

RAW

DATE
SCALE

03-17-2014
1" = 200'

BATON ROUGE
LAND SURVEYING



A Division of Forte & Tablada
9107 INTERLINE AVE. BATON ROUGE, LA 70809 PH: (225) 752-0336

ATTENTION:
THIS BAR = 1 INCH ON
ORIGINAL DRAWING.
ADJUST SCALE IF THIS
BAR ≠ 1 INCH.



Woodrow Muhammad - COC

ATTACHMENT A

From: Shannon Dupont <SDUPONT@brgov.com>
Sent: Friday, March 07, 2014 10:38 AM
To: Woodrow Muhammad - COC
Cc: Amy Schulze; David Ratcliff; David Ratcliff - CoC
Subject: RE: 2 Subdivision Request (Sewer Review)

Sorry for the error. I still think 5 residential lots is a small amount to warrant a pump station that could serve potentially 100 or more lots. I don't know that I consider an adjacent force main as "sewer availability" for a minor subdivision. Large developments have built pump stations to pump wastewater into existing force mains. Some recent examples are Hooper Pointe on Hooper Rd near Harding Blvd, Americana in Zachary, and Moniotte's commercial park on Highland near 1-10. I would like Amy to give her opinion also... at what point do we think it's reasonable and feasible to require a development to tie into a force main(?) The UDC considers anything over 5 lots as a major subdivision, and at that point we have more stringent standards for street construction and private sewer disposal. Perhaps we could use the 5-lot threshold as the tipping point for a FM connection requirement. We treat minor subdivisions differently from developments, although I try to carefully monitor them to make sure they don't turn into a major subdivision which would require higher standards.

Shannon J. Dupont, PE, CSM
Subdivision Engineering Office
Department of Public Works
225.389.3198

-----Original Message-----

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]
Sent: Friday, March 07, 2014 7:36 AM
To: Shannon Dupont
Cc: Amy Schulze; David Ratcliff; David Ratcliff - CoC
Subject: Re: 2 Subdivision Request (Sewer Review)

Shannon,

Point of correction: they are creating at least 5. I am making sure we are all on the same page; if this changes your opinion.

Sent from my iPhone

On Mar 6, 2014, at 3:15 PM, "Shannon Dupont" <SDUPONT@brgov.com<<mailto:SDUPONT@brgov.com>>> wrote:

Not at all... just for 2 lots to pay for a city-parish pump station pumping into a force main seems very excessive, and I don't know that we would necessarily want it (but I'll let Amy answer that also). In such a case, I would not consider a force main as sewer availability.

Shannon J. Dupont, PE, CSM
Subdivision Engineering Office
Department of Public Works
225.389.3198

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]

Sent: Wednesday, March 05, 2014 10:01 AM
To: Shannon Dupont; Amy Schulze
Cc: David Ratcliff; David Ratcliff - CoC
Subject: RE: 2 Subdivision Request (Sewer Review)

Shannon,

Is it your opinion that for the number of lots proposed that it would be economically unfeasible for them to connect to a force main?

Woodrow Muhammad, AICP
Planning & Zoning Director
6703 Sullivan Road
City of Central, LA 70739
Phone: (225) 262-5000
Cell: (225) 975-1570
Fax: (225) 262-5001
www.centralgov.com<<http://www.centralgov.com>>

<image001.gif>

<image002.jpg>

From: Shannon Dupont [<mailto:SDUPONT@brgov.com>]
Sent: Monday, March 03, 2014 2:11 PM
To: Woodrow Muhammad - COC; Amy Schulze
Cc: David Ratcliff; David Ratcliff - CoC
Subject: RE: 2 Subdivision Request (Sewer Review)

That appears to be correct. The FM picks up the subdivision on the opposite side of Gurney Rd. The nearest collection line is approx. 800 ft south of this resub, behind the houses on Candletree Ave.

Shannon J. Dupont, PE, CSM
Subdivision Engineering Office
Department of Public Works
225.389.3198

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]
Sent: Monday, March 03, 2014 11:05 AM
To: Shannon Dupont; Amy Schulze
Cc: David Ratcliff; David Ratcliff - CoC
Subject: 2 Subdivision Request (Sewer Review)

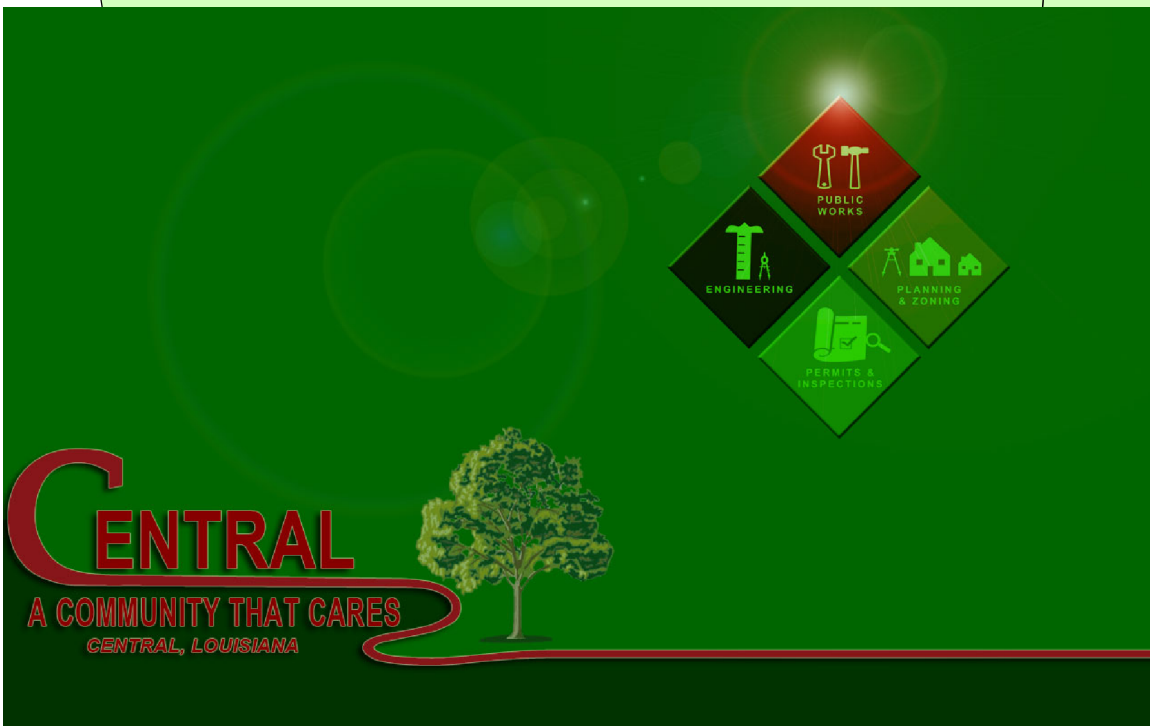
Shannon,

It appears that these proposals are near a force main. Please review ASAP.

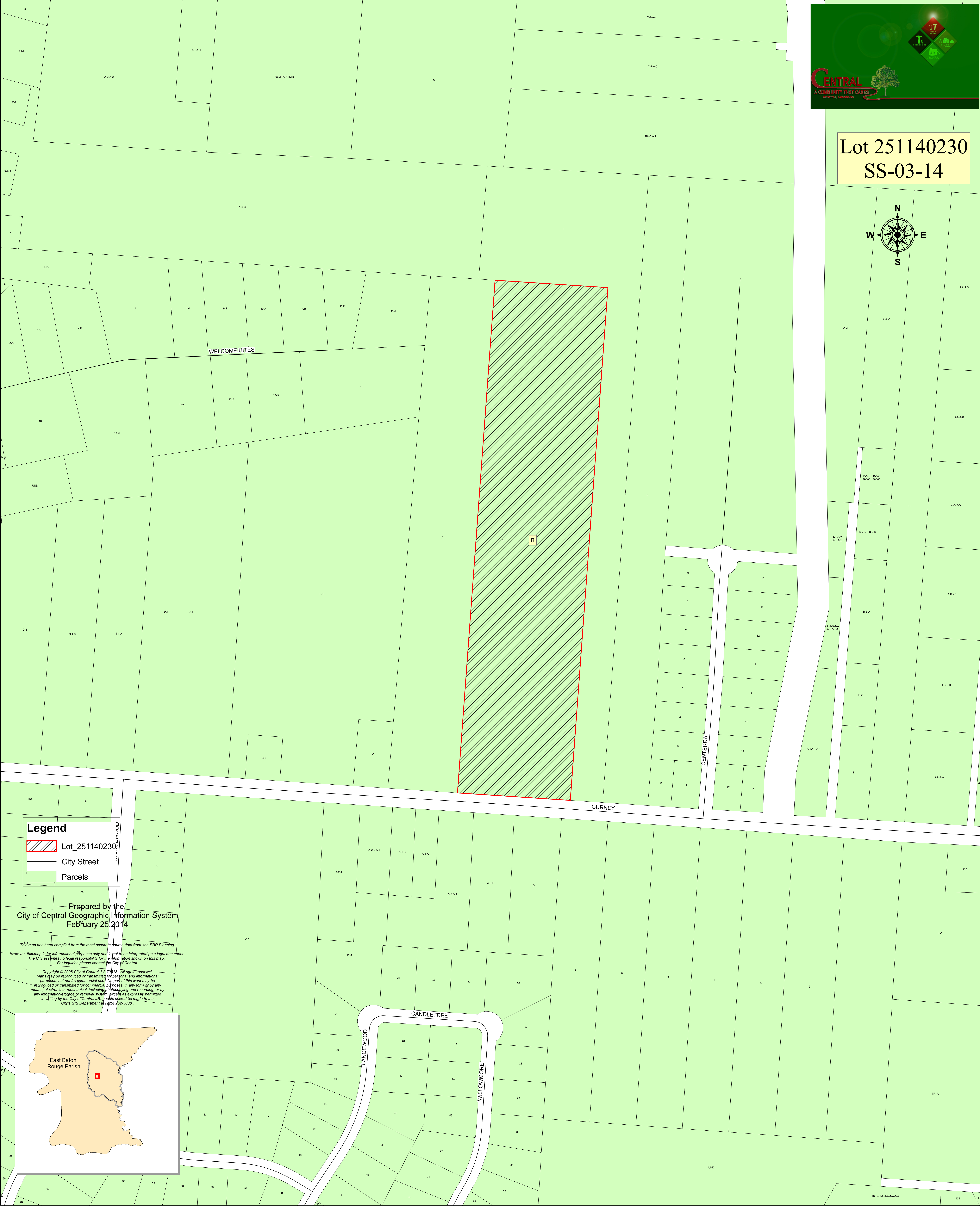
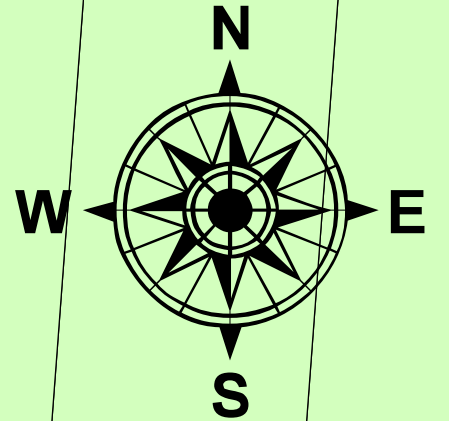
Woodrow Muhammad, AICP
Planning & Zoning Director
33 Sullivan Road
City of Central, LA 70739
Phone: (225) 262-5000
Cell: (225) 975-1570
Fax: (225) 262-5001
www.centralgov.com<<http://www.centralgov.com/>>

<image003.gif>

<image002.jpg>



Lot 251140230
SS-03-14



Legend

- Lot_251140230
- City Street
- Parcels

Prepared by the
City of Central Geographic Information System
February 25, 2014

This map has been compiled from the most accurate source data from the EBR Planning
However, this map is for informational purposes only and is not to be interpreted as a legal document.
The City assumes no legal responsibility for the information shown on this map.
For inquiries please contact the City of Central.

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City's GIS Department at (504) 262-5000.



PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MARCH 27, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-3-14

☐ **REQUEST TO REZONE**
FROM: _____

TO: _____

☒ **OTHER REQUEST**

SUBDIVISION INTO 4 LOTS

For More Information Contact
City of Central 262-5000

03/05/2014 10:44